

# 101

## CAMPBELL ROAD



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**±28,365 SQ. FT.**  
**INDUSTRIAL WAREHOUSE ON ±3.179 ACRES**

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**Michael Black\***

Senior Vice President

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**CBRE**



**AVAILABLE  
FOR  
LEASE  
&  
SALE**

Welcome to 101 Campbell Road in Guelph, ON.

Extremely clean food grade warehouse on ±3.179 acres available for sale and lease. Currently occupied by food distribution/packaging warehouse. Excellent exposure, property is at corner of Campbell Road and Silvercreek Parkway. Building well maintained and in good condition. 600amp/ 600 volt power, 3- 8' x 10' docks, 5 - 12' x 14' drive-in doors, 18' clear height. Yard is fully fenced, lit with gated entry. Newer offices, building recently painted with new HVAC and exterior site work completed (grading and recycled asphalt). B-4 Zoning permits many uses. Outdoor storage is permitted.

Available to purchase immediately with remaining tenant until March 31, 2025. Property will be vacant April 1, 2025.



±28,365 Sq. Ft. on  
±3.179 Acres



3 Truck Level Doors



B4 - Industrial  
Zoning



18' Clear Ceiling  
Height



Lease Rate:  
\$14.95 Per Sq. Ft. Net



Asking Price:  
Contact Listing Agent





## PROPERTY DETAILS

<b>TOTAL BUILDING SIZE</b>	±28,365 Sq. Ft.
<b>INDUSTRIAL</b>	±26,245 Sq. Ft.
<b>OFFICE</b>	±2,120 Sq. Ft.
<b>LOT SIZE</b>	±3.179 Acres
<b>LOADING</b>	3 Truck Level Doors
<b>CEILING HEIGHT</b>	18' Clear
<b>POWER</b>	600 Amps, 600 Volts
<b>ZONING</b>	B4 — Industrial
<b>LEASE RATE</b>	\$14.95 Per Sq. Ft.
<b>TMI</b>	\$3.50 Per Sq. Ft.
<b>ASKING PRICE</b>	Contact Listing Agent

## DEMOGRAPHICS



**153,809**

Total Population of Guelph



**38.4**

Median Age



**\$123,171**

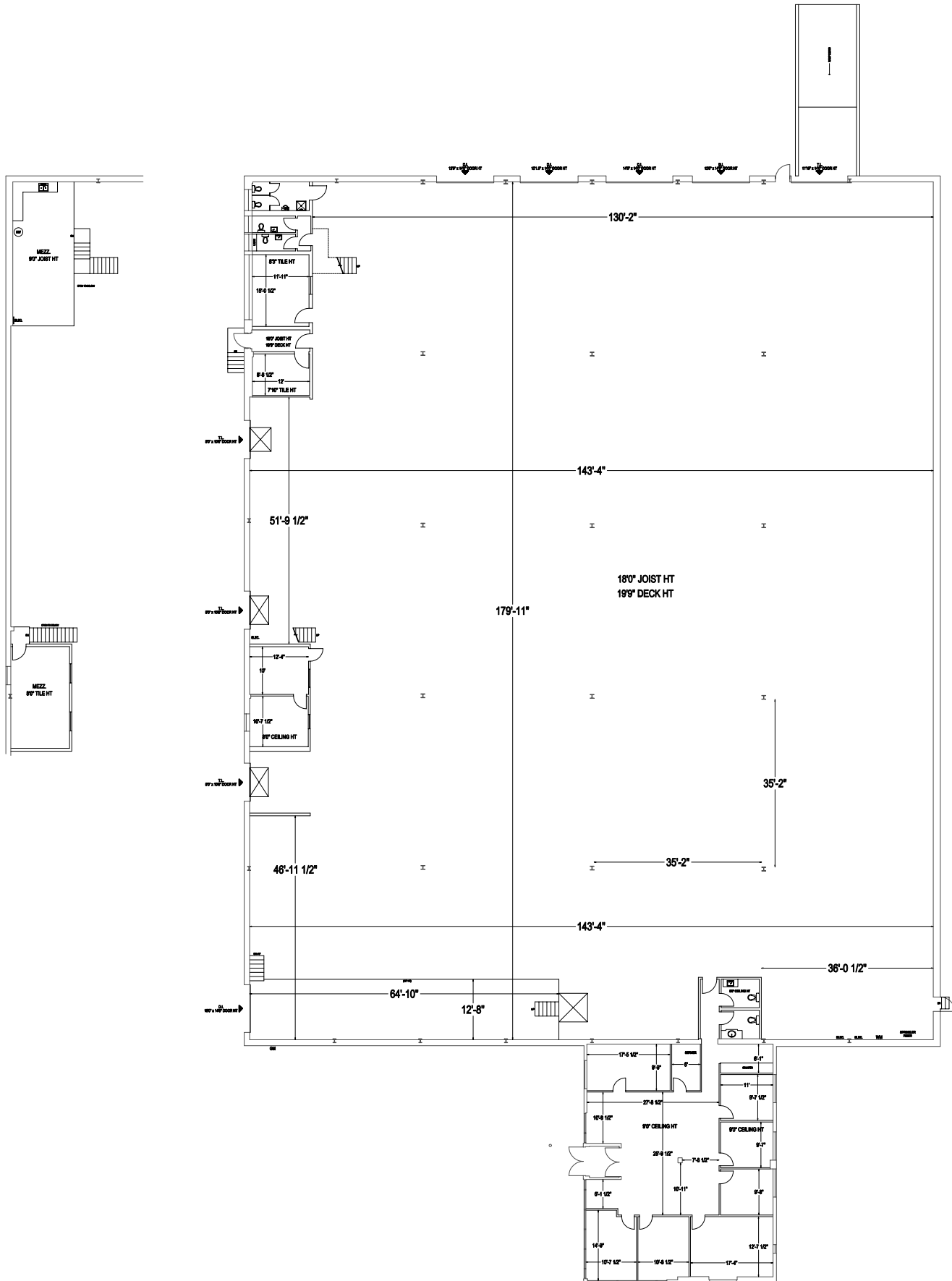
Avg. Household Income



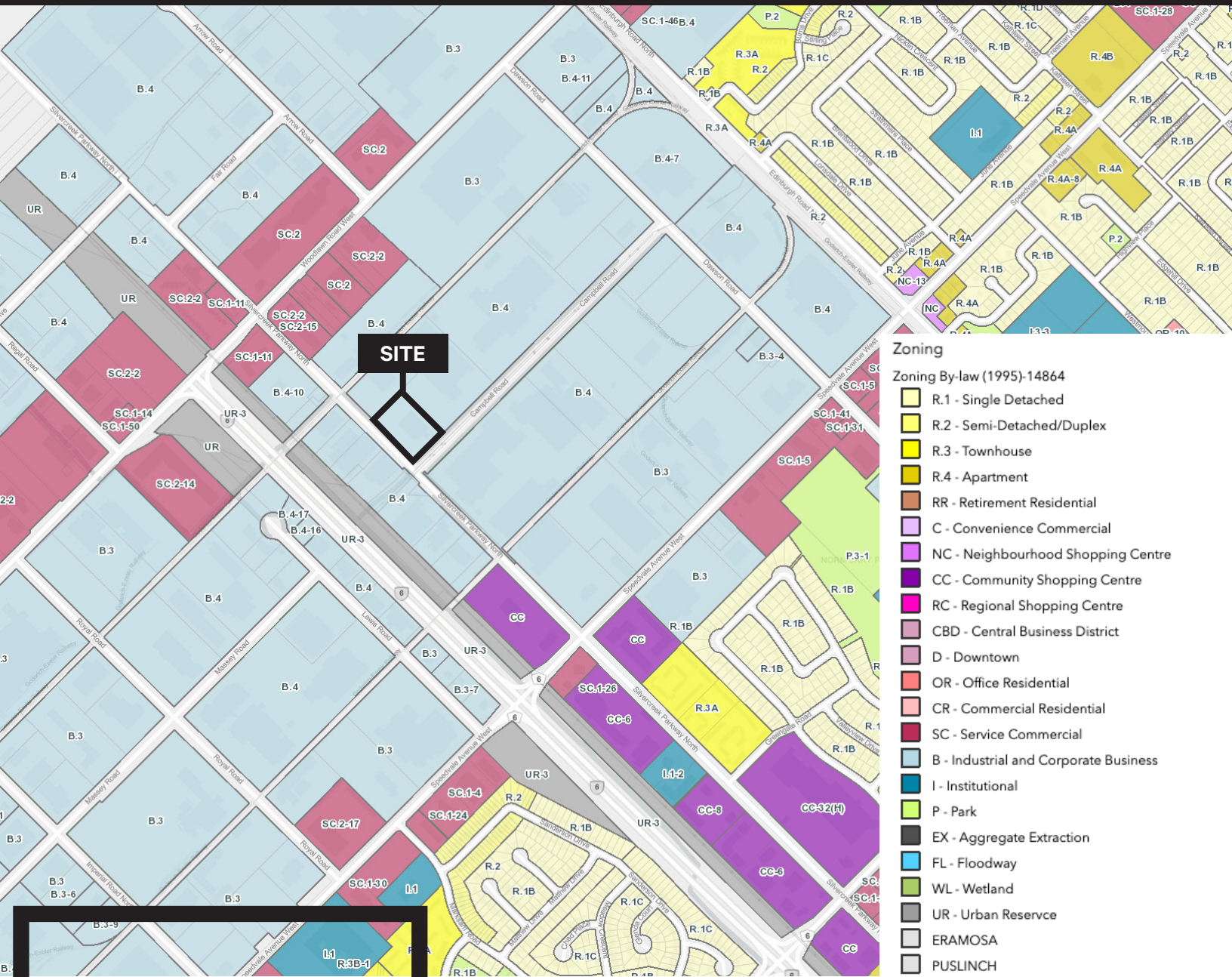
**127,750**

Labour Force

Source: SiteWise Tetrad Q1 2024







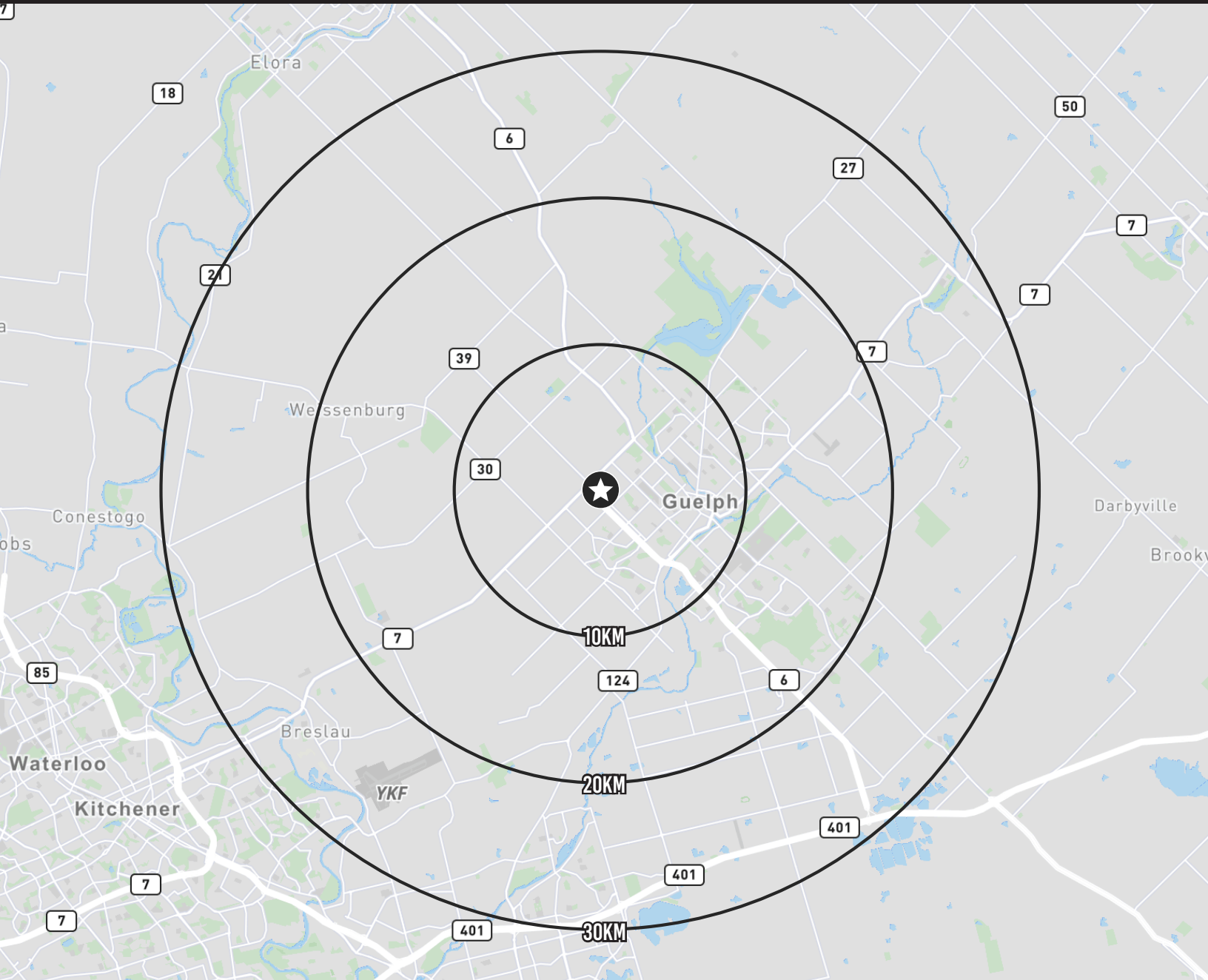
**SITE**

**PERMITTED USES**

**B4 - INDUSTRIAL**

- Catering Service
- Cleaning Establishment
- Contractor's Yard
- Food Vehicle
- Manufacturing
- Repair Service
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Veterinary Service
- Warehouse
- Office
- Factory Sales Outlet

\*Special Provision to allow sales of Heavy Vehicles & Equipment.



**DEMOGRAPHICS**

WITHIN 10KM	WITHIN 20KM	WITHIN 30KM
<b>157,078</b> Population	<b>460,665</b> Population	<b>848,875</b> Population
<b>130,493</b> Labour Force	<b>383,735</b> Labour Force	<b>703,961</b> Labour Force
<b>38.8</b> Median Age	<b>39.3</b> Median Age	<b>38.4</b> Median Age

**DRIVE TIMES**

Highway 7	800 m
Highway 401	15 km
Kitchener	20.8 km
Waterloo	24 km
Cambridge	25.3 km
London	121 km
Toronto Pearson International Airport	79 km
Niagara Falls (Fort Erie) Border Crossing	153 km
Windsor Border Crossing	302 km

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# CBRE

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